

026.A

0002

0081.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card /

Total Parcel

686,600 /

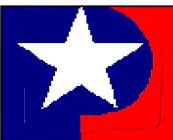
686,600

USE VALUE:

686,600 /

ASSESSED:

686,600 /



PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	GLADSTONE GABRIEL NATHAN STOLL	Unit #:	2
Owner 2:	WATTS JANE ELIZABETH		
Owner 3:			

Street 1: 81 CLEVELAND ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	SIEGEL GARY W & JUDITH G -
Owner 2:	-

Street 1: 81 CLEVELAND ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8114																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	682,700	3,900		686,600		311306
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	672,600	3900	.		676,500	676,500	Year End Roll	12/18/2019
2019	102	FV	599,000	3900	.		602,900	602,900	Year End Roll	1/3/2019
2018	102	FV	530,500	3900	.		534,400	534,400	Year End Roll	12/20/2017
2017	102	FV	484,200	3900	.		488,100	488,100	Year End Roll	1/3/2017
2016	102	FV	484,200	3900	.		488,100	488,100	Year End	1/4/2016
2015	102	FV	440,700	3900	.		444,600	444,600	Year End Roll	12/11/2014
2014	102	FV	420,900	3900	.		424,800	424,800	Year End Roll	12/16/2013
2013	102	FV	420,900	3900	.		424,800	424,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIEGEL GARY W &	72039-148	2	12/20/2018		742,500	No	No		
LOMBARDI KEITH	52752-348		5/12/2009		485,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018										Measured	DGM	D Mann
4/15/2010										NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH								
Type:	99 - Condo Conv		Full Bath	2	Rating:	Very Good														
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:															
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																
Frame:	1 - Wood		1/2 Bath:	Rating:																
Prime Wall:	4 - Vinyl		A HBth:	Rating:																
Sec Wall:			OthrFix:	Rating:																
Roof Struct:	1 - Gable		OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good														
Color:	GREEN		A Kits:	Rating:																
View / Desir:			Frl:	Rating:																
GENERAL INFORMATION						WSFlue:	Rating:													
Grade:	C - Average		CONDOS INFORMATION																	
Year Blt:	1912	Eff Yr Blt:	Location:																	
Alt LUC:			Total Units:																	
Jurisdct:	G11	Fact:	Floor:	M - Multi-Level																
Const Mod:			% Own:	55.000000000																
Lump Sum Adj:			Name:																	
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN					
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6	%	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall:	2	- Plaster	Functional:				Interior:				1	7	4							
Sec Int Wall:			Economic:				Additions:													
Partition:	T	- Typical	Special:				Kitchen:													
Prim Floors:	3	- Hardwood	Override:				Baths:													
Sec Floors:			Total:	4.6	%	Plumbing:														
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	295.00			Electric:													
Subfloor:			Size Adj.:	1.26260209			Heating:													
Bsmnt Gar:			Const Adj.:	0.98000199			General:													
Electric:	3	- Typical	Adj \$ / SQ:	365.019			CALC SUMMARY						COMPARABLE SALES							
Insulation:	2	- Typical	Other Features:	90000			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S		Grade Factor:	1.00																
Heat Fuel:	1	- Oil	NBHD Inf:	1.00000000			WtAv\$/SQ:		AvRate:		Ind.Val									
Heat Type:	5	- Steam	NBHD Mod:				Juris. Factor:	1.00	Before Depr:			365.02								
# Heat Sys:	1		LUC Factor:	1.00			Special Features:	0	Val/Su Net:			398.31								
% Heated:	100	% AC:	Adj Total:	715643			Final Total:	682700	Val/Su SzAd:			398.31								
Solar HW:	NO	Central Vac:	Depreciation:	32920																
% Com Wall:	% Sprinkled:		Deprecated Total:	682723																
MOBILE HOME						Make:				Serial #:				Year:						
SPEC FEATURES/YARD ITEMS						PARCEL ID						IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20X10	A	GD	1912	27.50	T	30	102			3,900		3,900			
More: N		Total Yard Items:		3,900		Total Special Features:				Total:		3,900								